



17 Triumphal Crescent

Plympton, Plymouth, PL7 4RW

Offers Over £250,000



Immaculately-presented mid-terraced family home, located in the popular Woodford area, with accommodation briefly comprising an entrance hallway & downstairs cloakroom, lounge & recently-fitted kitchen/diner, 3 bedrooms, master ensuite shower & family bathroom. Low-maintenance rear garden. There is an allocated parking space to the rear & a single garage located beneath a coach house, opposite the front of the property. The property has been recently modernised throughout.



TRIUMPHAL CRESCENT, PLYMPTON, PLYMOUTH PL7 4RW

ACCOMMODATION

uPVC door with inset decorative glass panelling opening into the entrance hallway.

ENTRANCE HALLWAY 10'0" x 3'10" (3.054 x 1.18)

Doors providing access to the downstairs accommodation. 2 storage cupboards. Stairs ascending to the first floor landing.

LOUNGE 16'0" x 11'6" (4.89 x 3.53)

Inset gas fire with marble hearth and wooden surround. 2 uPVC double-glazed windows to the front elevation.

KITCHEN/DINER 19'8" x 11'3" narrowing to 9'7" (6.01 x 3.43 narrowing to 2.93)

Newly-fitted range of base and wall-mounted units incorporating a wood-effect square-edged worktop with inset 4-ring gas hob, stainless-steel sink unit and mixer tap. Integrated electric oven and circulating extractor hood. Spaces for free-standing fridge/freezer and washing machine. uPVC double-glazed window to the rear elevation. Wall-mounted boiler concealed within a wall unit. Space for dining table and chairs. uPVC double-glazed patio doors opening to the garden.

DOWNSTAIRS WC 7'2" x 3'9" (2.19 x 1.15)

Fitted with a matching close-coupled wc and wall-mounted basin.

FIRST FLOOR LANDING 14'7" x 3'6" (4.47 x 1.07)

Wooden doors providing access to the first floor accommodation. Airing cupboard housing the hot water tank. Access hatch with pull-down ladder to boarded, insulated loft space with power and lighting. 2 uPVC double-glazed windows to the front elevation.

BEDROOM ONE 11'8" x 11'3" (3.57 x 3.44)

Door opening into the ensuite shower room. uPVC double-glazed window to the front elevation.

ENSUITE SHOWER ROOM 6'11" x 6'9" (2.13 x 2.07)

Fitted with a matching suite comprising a corner shower unit with mains-fed shower, pedestal wash handbasin with mixer tap and close-coupled wc. Obscured uPVC double-glazed window to the front elevation.

BEDROOM TWO 12'0" x 8'9" (3.66 x 2.67)

uPVC double-glazed window to the rear elevation.

BEDROOM THREE 9'8" x 7'0" (2.97 x 2.14)

uPVC double-glazed window to the rear elevation.

FAMILY BATHROOM 6'9" x 6'7" (2.07 x 2.02)

Fully-tiled and fitted with a matching suite comprising panelled bath with mains-fed shower and folding shower screen, counter-top handbasin with mixer tap and concealed cistern wc. Heated towel rail.

OUTSIDE

The property is approached via a small path leading from a public pavement. The rear garden is south-facing and fully-enclosed by fencing. It has been attractively laid for ease-of-maintenance, including a paved patio area and areas laid to chippings, interspersed with shrubs. At the end of the garden a pedestrian gate opens to the allocated parking area.

SINGLE GARAGE

Situated beneath a coach house, opposite the front of the property. Up-&-over door.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans

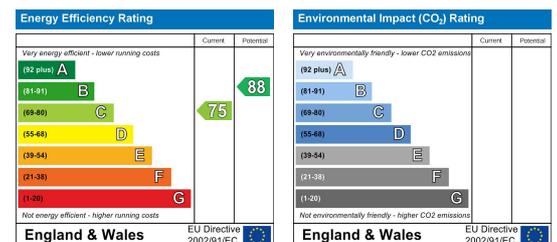
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.